

## **\$456,000 - 14536 26 Street, Edmonton**

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MLS® #E4428151

### **\$456,000**

4 Bedroom, 2.00 Bathroom, 1,269 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

Fantastic split level home looking for new owners to enjoy! Terrific family floorplan in the heart of Fraser community - a corner lot nestled in on a quiet street. Exterior repainted and some inside. There's a new fence, 2 new sheds outdoors, new roof 2024 shingles and eavestrough, new furnace, hot water tank, air conditioner, water softener, water purifier. Supersized double garage with workshop. Your family will easily transition into life in this fantastic location, where ways to get around and through the city is so accessible. The main floor boasts lots of natural light with a fully equipped stainless steel eat-in kitchen, spacious dining room and living room. From there you can go up to the bedrooms or down to the family room. Very nice layout to give a larger family space. Pride of ownership is very evident from the moment you walk up to the door. Come by to buy!



Built in 1980

### **Essential Information**

MLS® #	E4428151
Price	\$456,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2

Square Footage 1,269  
 Acres 0.00  
 Year Built 1980  
 Type Single Family  
 Sub-Type Detached Single Family  
 Style 4 Level Split  
 Status Active

**Community Information**

Address 14536 26 Street  
 Area Edmonton  
 Subdivision Fraser  
 City Edmonton  
 County ALBERTA  
 Province AB  
 Postal Code T5Y 1W7

**Amenities**

Amenities Air Conditioner, Vinyl Windows  
 Parking Spaces 4  
 Parking Double Garage Detached, In

**Interior**

Interior Features ensuite bathroom  
 Appliances Dishwasher-Built-In, Dryer, Gas  
 Refrigerator, Storage Shed, S  
 Heating Forced Air-1, Natural Gas  
 Fireplace Yes  
 Fireplaces Brick Facing, Glass Door  
 Stories 4  
 Has Basement Yes  
 Basement Full, Partially Finished

**Exterior**

Exterior Wood, Metal  
 Exterior Features Corner Lot, Fenced, Flat Site  
 Roof Asphalt Shingles  
 Construction Wood, Metal  
 Foundation Concrete Perimeter



## Additional Information

Date Listed	March 28th, 2025
Days on Market	6
Zoning	Zone 35

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